2008 Annual Report Columbus Redevelopment Commission

City of Columbus, Indiana

Submitted to: Redevelopment Commission & Mayor Fred Armstrong

By: Ed Curtin, Executive Director

Date:



Redevelopment Commission Members

Tom Vujovich, President
Matt Souza
George Van Horn
Jim Lienhoop
Richard Stenner
Steve Champion



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Total Funds

Fund	Revenue	Expense	Balance
243			\$69,219.87
	\$1,074,602.25	\$681,313.90	\$462,508.22
			\$0.00
250	\$1,252,817.00	\$399,581.31	\$853,235.69
248	\$11,001,458.23	\$9,282,511.42	\$1,718,946.81
	\$13,328,877.48	\$10,363,406.63	\$3,034,690.72

Expenditure of Funds

Primary expenses to date are for the Parking Garage and the infrastructure for Woodside NW. Please see attached detail.



2008 Accomplishments

I. Candlewood Suites/Conference Center

- a. Construction documents are being finalized.
- b. Financing is being finalized.
- c. Construction should start by the beginning of October.

II. CAEGC

- a. CAEGC met—and covered the topics below.
- b. Cross Economic Cluster Initiatives
 - i. Facilitate Land/Infrastructure use for industrial development Ted Dawson
 - ii. Increase Info Tech profile Ted Dawson
 - iii. China strategies Ted Dawson
 - iv. Funding options to pursue key initiatives
 - 1. Incubator and STEM labs John Burnett, Jack Hess
 - 2. Housing All
 - 3. Current thinking regarding edit, wheel, beverage tax
 - 4. TechPlex Accelerator
 - v. Latino workforce development John Burnett
 - vi. Regional entrepreneurial network development Jack Hess
- c. Advanced Manufacturing Economic Cluster
 - i. Advanced Manufacturing Center of Excellence Network (HUB) Jack Hess
 - ii. Advanced Manufacturing "Nodes" and Dream It Do It John Burnett
 - iii. Marketing/Outreach, Recruitment, Assessment, Placement John Burnett
 - iv. Embedded Systems Jack Hess
 - v. Purdue TAP
- d. Health Care Services Economic Cluster (Al Degner)
 - i. High fidelity simulation labs
 - ii. ASN to BSN
 - iii. Southeast Indiana Healthcare Consortium
- e. Standing items



- i. No Wrong Door
- ii. Branding Initiative
- iii. Possible revenue streams
- iv. EDIT
- f. Follow-up: Assistant Secretary of Commerce Visit.
- g. Flood recovery and next steps were discussed
 - i. Jeff Bergman to give an update
 - ii. EDIT- Buck Ritz

III. Commons/Commons Mall

- a. Tom, David Doup and I presented the recommendation to City Hall for selective demolition and adaptive reuse of the Commons. That recommendation was accepted.
- b. Commons Board met February 28th, 2008 to approve resolution.
- c. We are meeting to coordinate liquidation of furnishings and fixtures. We are coordinating with Parks so they can get all the equipment they want. Auction was on Feb. 8th. Total raised was approximately \$26,000.
- d. Demolition of the Commons and Mall is complete.
- e. Cummins announced their plan on bringing 500 new jobs to Columbus and housing them in a new office building at the NE corner of 3rd and Jackson St.
- f. Construction will begin April 14th and should be complete in the 1st ¼ of 2009.
- g. Steel for the office begins in May
- h. We are finalizing the proposal for design services from CSO and Koetter Kim
- i. We have been meeting with CSO and Taylor Bros. to discuss the process and timing of demolition and reconstruction
- j. We anticipate construction beginning for Candlewood Suites to be April 26th.
- k. Currently construction work has begun on work for the façade, mechanical, electrical, and adaptive reuse of the Commons and Commons Mall and Jackson St.



- I. We anticipate moving forward with discussions to transfer any property to the CRC from IMSF.
- m. Continue to meet with Steve Risting on the design of the Commons.
- n. We are continuously evaluating the design against budget
- o. Copley Wolff presented some conceptual designs for the playground at 5 public meetings in April and May. They will take input and refine the design and return in July.
- p. Heritage Fund kicked off the community fund raising called Cause in Common in May and will kick off again next spring.
- q. Koetter Kim and CSO presented nearly final designs for the Commons at public meetings in May.

IV. Cummins Office Building

- a. Construction has started on the foundations.
- b. Steel has been ordered and will begin assembly in May.
- c. Foundations are complete and steel erection has been started.
- d. Steel erection is nearly complete.
- e. Steel erection is complete.
- f. Floors are poured.
- g. Walls are being constructed.
- h. Project is scheduled to be complete by March of 2009.

V. Education

- a. Through John Burnett's diligence and guidance Bartholomew County, Heritage Fund, and 9 additional counties received a \$38 million grant from Lily Endowment. This will likely have an impact at the Airport and may impact the Info Tech Park or Airport TIF.
- b. John Burnett is leading the way on the planning of the facility to be built as a result of the \$38 million grant from Lilly Endowment.



- c. John Burnett Reports that the education/Training subcommittee of 2020 is alive and well.
- d. Tim Dora is very interested in a training/conference facility adjacent to Candlewood Suites.
- e. There is interest by the Education Subcommittee in the discussion on Commons/Commons Mall that may lead to organizing space (with funding streams).
- f. The early childhood and finance academy pilots are moving along very well and have been scheduled into next year.

VI. Hospitality

- a. Indigo is under construction and is still expected to be open in January.
- b. Indigo is open.
- c. Indigo had their grand opening on April 30th.
- d. Indigo is running at a high level of occupancy.
- e. Candlewood is looking at starting construction by April 26th.
- f. A possible Residence Inn hotel has been reviewed by Plan Commission and is approved.
- g. A Residence Inn is set to be constructed on West SR46.
- h. I met with a developer that is interested in developing 1-2 hotels west of I-65 and a possible restaurant. They are in the early stages.

VII. Parking Garage (Old Garage)

- a. Construction well under way on the garage.
- b. Concrete work and masonry is complete.
- c. We are beginning to get calls about leasing parking spaces in the garage.
- d. Our plan for leasing the garage is to contact all current lease holders on Jackson St. to give them first opportunity to have parking spaces in the garage.



We will then contact all those on the waiting list for any lease parking space in any City lot. We then will open it up to any downtown business.

- e. We have 297 spaces for lease and 100 3 hour public parking spaces.
- f. We have 204 parking spaces leased and are nearing capacity for being leased.
- g. Anticipated completion is end of May.
- h. Anticipate full operation of the garage in the end of June.
- i. The garage is open. The grand opening was on July 10, 2008 prior to Neighborfest.
- j. Tom and I have continued to meet with possible tenants for the commercial space in the garage and they are in the process of gathering some additional information.
- k. I met with potential tenants for the commercial space in the garage. Both look very promising. I will ask that you authorize the use of Synthesis for the design of the tenant space.

VIII. Parking Garage (New Garage)

- a. The City of Lawrenceburg has provided \$3 million, State, \$1 million, and the Cummins and the Redevelopment Commission will provide the balance.
- b. We made the request for the property from ISMF.
- c. The garage will have approximately 700 spaces to accommodate the variety of development happening downtown. This will be a critical piece of infrastructure. There are three drivers of this project: Cummins office 500, development on the garage block 100, and the conference and meeting space 200.
- d. We have started talking to design teams to get proposals.
- e. Koetter Kim, CSO and Fink Roberts and Petrie are the design team.
- f. Patriot has completed the borings and is working on their report.
- g. The appraisals are in process.



- h. We are also talking with Crowe Chizek and Barnes and Thornburg about the impacts of current proposed state legislation on the ability to bond this project and those ramifications.
- i. Glen Gareis, Tom and I met with eight teams of developers about the viability and interest in development adjacent to the second garage. All were interested in the project. All felt there were viable options to development adjacent to the second garage.
- j. The Commission will be asked to provide a grant to do the demolition of the existing parking lot.
- k. We continue to meet with the developer for the apartments.
- I. Construction of the garage is scheduled to start in October to be complete simultaneously with the Cummins office building.
- m. A meeting was held with a developer interested in a residential development in conjunction with the garage. This was very positive and a follow-up meeting occurred to begin to flush out some details.

IX. Post Office

- a. We have has a call from Brad Meador of the USPS regarding our interest in the Post Office property.
- b. We are having council review the lease and appraisal to provide us with options to proceed.
- c. I talked with a representative of the Postal Service and verified that we are still interested in working with them.
- d. They also expressed interest in 75 dedicated spaces in the garage at 4th St. and Jackson.

X. Indoor Sports Center

a. The developer came to town on Dec. 6^{th} , 2007 to talk with potential investors and others that may have an interest in the use of the facility.



- b. The developer came to town on Jan. $23^{\rm rd}$ and Jim Kreutzjans to finalize the presentation.
- c. We discussed timing of rezoning and will be going on the March Plan Commission meeting.
- d. Rezoning has been approved for the ISMF property.
- e. We are currently working through acquiring the needed property.
- f. We have signed a contract for one parcel and are working through some items on the other two parcels.
- g. We anticipate seeing a preliminary design in the near future.
- h. Lynn Lucas, Tom Vujovich, Chuck Wilt, Jim Kreutzjans, and I met to review presentation material for the Indoor Sports project. Jim is following up with Fred d' Escoto.
- i. We are proceeding with phase one environmental.
- j. Phase one environmental is complete.
- k. We are soliciting funds to assist with any environmental remediation that may be necessary.
- I. A letter is needed to the lender from the Redevelopment Commission regarding the environmental issues in order for them to move forward.
- m. We are currently working with the state on a letter to the lender.

XI. Outdoor Sports Center

- a. We have requested the property on the north side of SR 46 that is owned by ISMF.
- b. Our next step is to develop a preliminary master plan for the SR 46 site and the site south of City Hall.
- c. Dave Hayward and Christopher Burke have developed a master plan for the SR 46 site and the site south of City Hall.
- d. Our next step is to review the master plan for the site.



- e. This gives us a site where we can get the necessary fill to raise the outdoor site as well as creating a secondary sport site for water skiing and wakeboarding.
- f. I talked with Tracy Souza about the possibility of proceeding with the design of the outdoor sports complex.
- g. We have had a lot of interest in the possibility of a competitive ski lake(s). I talked with John Cord, who developed Saw Mill ski –lake and he has expressed a great deal of enthusiasm for the project and feels that we could develop a facility that would draw national events to Columbus. Dave Hayward coordinated a meeting with John and others who have expressed interest in the project. WE had 10-12 people at the meeting and there was a great deal of information shared an interest expressed.
- h. Three universities have been identified as having competitive ski teams and not having a facility to call their own. Indiana University, Purdue, and Ball State. This would be a great central location for this activity.
- i. Dave Hayward, Laura Garrett, and I met with the DNR Division of Water to discuss the Ski Lake site and the athletic field site south of City Hall. The end result was that the ski lakes are viable but a pedestrian or vehicular connection to Mill Race Park is almost prohibitive due to the river being navigable. This would require any connection to provide adequate clearance for any boaters. This puts any crossing at approximately 12'-14' above top of bank.
- j. We followed up with Jeff Bergman and Thom Weintraut of Planning to discuss both sites.
- k. Our next step is to have a follow-up with the ski/wakeboarding enthusiasts.

XII. Streetscape/Downtown Entry

- a. With Jackson St. opening up the traffic pattern will likely change with traffic coming off of 2nd St. Bridge. To reinforce the initiative to activate the core. Looking at Jackson St. from 2nd and 5th will be important so we know what we want to do with the streetscape before the projects are complete. The same will be true for 4th St. from Brown to Franklin. We have asked Christopher Burke to review this and provide direction.
- b. Construction documents would be developed for 4th from Jackson to Washington and for Jackson from 3rd to 4th so that Jackson St. can be completed simultaneous with the hotel. 4th St. would be completed with the Commons project.



XIII. 4th Street two way

- a. This will require Council action. Engineering would need to be done in concert with the reconstruction of 4th St. and Jackson so the projects are complete.
- b. We will need to review how we would want to reconstruct 4th St.

XIV. Traffic/Parking Study

- a. The time is likely right to look at the overall traffic pattern downtown and implement necessary changes. A consultant will be hired to do this work. I met with Dave Hayward who is currently working on the City of Columbus thoroughfare plan. He is working on a proposal to include as part of that scope to include looking at downtown.
- b. Dave Hayward is working on a traffic/parking study for downtown.
- c. Study has been presented in draft form.
- d. We have asked for feedback at the public meetings.

XV. Parking Plan

a. With the garage on line in May of 2008 it is the appropriate time to develop a comprehensive parking plan that includes all city lots, parking garage, and street parking. We will be reviewing a proposal from Christopher Burke for this study.

XVI. Woodside/Northwest

- a. The majority of work is complete on the project.
- b. An issue with drainage persists and the designer and contractor are working on a solution.
- c. A punch list is being developed.
- d. Finish grading and seeding is being completed.
- e. Sunright is up and running.
- f. LHP is the second company to have a facility in the development.



2009 Goals

I. Post Office

- **a.** Brad Meador, USPS, provided Facility Planning Concept and copy of draft exchange agreement.
- **b.** USPS expects exchange will require ZERO dollars out of their pocket and exchange would be a 1 for 1.
- **c.** Land currently owned by Teachers Retirement Fund and USPS has first right of refusal to purchase property for \$1,000,000 in 2010. USPS has contacted the City regarding its interest in the post office property.
- **d.** USPS to control design and construction.
- **e.** City to front money for construction. When USPS moves in, property would be transferred to the City.
- **f.** Council and counsel have received appraisal and lease and are currently reviewing.

II. Sports

a. Indoor Sports Center

- i. Developer to talk with potential investors and others that may have interest in use of facility.
- ii. Signed contract for one parcel and working through items on other two parcels.
- iii. Anticipate preliminary design in near future.

b. Outdoor Sports Center

- Requested property on north side of SR46 that is owned by ISMF which will provide a site where necessary fill is available for raising outdoor site as well as creating a secondary sport site for water skiing and wakeboarding.
- ii. Possibility of competitive ski lake(s) that would draw national events to Columbus.



III. Commons

a. Reconstruction

- i. Demolish the existing Commons.
- ii. Develop construction documents for new facility.
- iii. Begin construction by late summer.

IV. 2nd Parking Garage

a. Develop 2^{nd} parking garage to support new office and development downtown

- i. Work with State and City Council to provide funding for a new garage.
- ii. Develop design of garage.
- iii. Get DLGF approval.
- iv. Develop construction documents for garage.
- v. Start construction by mid summer.

V. Support

With parking garage and hotel coming on line in near future, other projects will need to be undertaken to support these projects.

a. Streetscape/Downtown Entry

With Jackson Street opening, the traffic pattern will change with traffic coming off of 2nd Street Bridge. To reinforce initiative to achieve the core – looking at Jackson Street from Second to Fifth Streets will be important so we know what needs to be done with streetscape before projects are completed. Same will be true for Fourth Street from Brown to Franklin Streets. Christopher Burke to review and provide direction.

Construction documents to be developed for Fourth Street from Jackson to Washington Streets and for Jackson Street from Third to Fourth Streets so



Jackson Street may be completed simultaneously with hotel. Fourth Street would be completed with The Commons project.

b. Fourth Street - Two Way

Council action required – Engineering needed in concert with reconstruction of Fourth and Jackson Streets to complete projects.

c. Traffic Study

Christopher Burke is currently working on City of Columbus' Thoroughfare Plan and will include a proposal as part of the scope for that project. A consultant will be hired to implement necessary changes after overall traffic pattern downtown is determined.

d. Parking Plan

Comprehensive Parking Plan that includes all city lots, parking garage, and street parking, is needed due to garage coming on-line in May of 2008.